Addendum 01

DOCUMENT 00 91 00

DATE: November 2, 2026

PROJECT: New Castle CSC Turf Softball Field
2200 South Main Street
New Castle, Indiana 47362

PROJECT #: 26059.00

OWNER: New Castle Community School Corporation
Contact: Adam McDaniel
322 Elliott Avenue
New Castle, IN 47362

ARCHITECT: Garmann Miller
38 South Lincoln Drive
P.O. Box 71
Minster, Ohio 45865

TO: Prospective Bidders

This addendum form is a part of the Contract Documents and modifies the Construction Documents dated October 3, 2026 with amendments and additions noted below.

Acknowledge receipt of this Addendum on the Bid Form. Failure to do so may disqualify the Bidder.

This addendum consists of 2 pages, 4 specification sections, 0 re-issued drawing sheets.

FOR INFORMATION ONLY

1. N/A

CHANGES TO THE PROJECT MANUAL

1. Section 00 11 13 Advertisement for Bids: Replace in its entirety.
2. Section 00 11 30 Abbreviated Scope of Work: Replace in its entirety.
3. Section 00 22 13 Supplementary Instructions to Bidders: Replace in its entirety.
4. Section 00 41 13 Bid Form: Replace in its entirety.

GARMANN MILLER

CHANGES TO THE DRAWINGS

1. N/A

ATTACHMENTS

The following attachments are included and are part of this addendum:

Specification Sections 00 11 13, 00 11 30, 00 22 13, 00 41 13

END OF ADDENDUM

SECTION 00 11 13 - ADVERTISEMENT FOR BIDS

Sealed proposals will be received by New Castle Community School Corporation, at 322 Elliott Avenue, New Castle, IN 47362, until November 12, 2026 at 2:00.00 PM local time, at which time and place proposals will be opened publicly and read aloud. Proposals received after November 12, 2026 at 2:00.00 PM will be returned unopened. Proposals shall be for the furnishing of materials and the performance of labor necessary for the:

26059.00 New Castle CSC Turf Softball Field
2200 South Main Street, New Castle, IN 47362

All in accordance with the Contract Documents prepared by Garmann/Miller & Associates, Inc., Minster, OH | Columbus, OH | Indianapolis, IN | Ft. Wayne, IN

A Lump Sum bid for the project will be received.

A prebid meeting will be held at 12:00 PM on November 2, 2026 at New Castle Middle School, 601 Parkview Drive, New Castle, Indiana 47362. The pre-bid meeting is not mandatory but bidders are strongly encouraged to attend. The facility will be open for inspection at this time.

A Bid Security in the form of a certified check, cashier's check, irrevocable letter of credit, or surety company bond in the amount of 10% of the total bid shall accompany each bid; or a bid guaranty bond in the amount of 100% of the total bid shall accompany each bid.

The Contract Documents, including Drawings and Specifications, are on file for public inspection at the office of the New Castle Community School Corporation

Contract Documents may be purchased from Eastern Engineering, 2810 N Wheeling Ave, Muncie, IN 47303; www.distribution.easternengineering.com/; Phone 866-782-4115. Each Bidder is responsible for shipping cost or providing a shipping number for billing to the bidders account.

Each bid must be submitted in duplicate on a blank form furnished by the Architect, in a sealed envelope. Mark plainly on the outside of the envelope, the project you are bidding on. No bidder may withdraw their bid for a period of sixty (60) days after the bid opening

The Owner reserves the right to reject any or all bids and to waive informalities, irregularities and/or errors in the bids to the extent permitted by law. This includes the right to extend the date and time for receipt of bids.

This notice is posted on the New Castle Community School Corporation web site.

Notice can be accessed at: https://www.nccsc.k12.in.us/

The Date of this notice: October 24, 2026

By: New Castle Community School Corporation

322 Elliott Avenue, New Castle, IN 47362

SECTION 00 11 30 - ABBREVIATED SCOPE OF WORK

THE FOLLOWING IS AN ABBREVIATED SCOPE OF WORK INTENDED TO PROVIDE POTENTIAL BIDDERS WITH INFORMATION AS TO THE SIZE AND NATURE OF THE PROJECT. BIDDERS ARE TO REFER TO THE DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE SCOPE OF WORK.

Project: **26059.00 New Castle CSC Turf Softball Field**
2200 South Main Street, New Castle, IN 47362

GM Project Number: **26059.00**

Bid Date: **November 12, 2026 at 2:00.00 PM**

Bid Categories: **Lump Sum General Contract**

PROJECT SCOPES OF WORK

General Construction:

The scope of work includes, but is not limited to, a new turf softball field and associated site improvements, as well as a concessions/pressbox building, and two new dugouts.

Site Work:

The scope of work includes, but is not limited to, a new turf softball field and associate site improvements.

Plumbing Work:

The scope of work includes, but is not limited to, the fixtures and associated piping for two single user restrooms, as well as a handwashing sink and 3-comparment sink with grease trap.

HVAC Work:

The scope of work includes, but is not limited to, an exhaust fan for the concessions building.

Electrical Work:

The scope of work includes, but is not limited to, providing power and lighting to the concessions/pressbox building.

Technology Work:

The scope of work includes, but is not limited to, providing a new sound system for the pressbox.

END OF SECTION

SECTION 00 22 13 - SUPPLEMENTARY INSTRUCTIONS TO BIDDERS

MODIFICATIONS TO AIA A701

Add the following to Article 2

2.2 A prebid meeting will be held at 12:00 PM on November 2, 2026 at New Castle Middle School, 601 Parkview Drive, New Castle, Indiana 47362. The pre-bid meeting is not mandatory but bidders are strongly encouraged to attend. The facility will be open for inspection at this time.

2.3 All bidders must be prequalified Garland Roofing installers.

Article 3 Bidding Documents

3.1 Distribution

Change Paragraphh 3.1.3 as follows

Bidding documents will be issued directly to sub-bidders as offered in the Notice to Bidders.

3.2 Modification or Interpretation of Bidding Documents

Add Paragraph 3.2.1.1 as follows

3.2.1.1 Each Bidder is responsible for calling to the attention of the Architect any ambiguities, inconsistencies, errors, or omissions which may occur in the documents for their part of the Work. If Bidder fails to request clarification, the bidder will be expected to overcome such conditions without additions to the bid amount.

Add Paragraph 3.2.2.1 as follows

3.2.2.1 Clarification or interpretation can be made via fax, 419-628-4299 or telephone, 419-628-4240 or email to Emily Hower; ehower@creategm.com

3.4 Addenda

Delete paragraph 3.4.3 and substitute the following

3.4.3 If an addendum is issued within 72 hours prior to the published time for the opening of bids (excluding Saturdays, Sundays, and legal holidays), the the time for opening of bids shall be extended one (1) week with no further advertising required.

Article 4 Bidding Procedures

4.1 Preparation of Bids

Add Paragraph 4.1.1.1

Any substantial change, alteration or wording of the bid form may cause a bid to be rejected as not responsive.

Change Paragraph 4.1.3 as follows

4.1.3 Sum shall be expressed in both words and numbers and in numbers only where no space is provided for words. In case of discrepancy, the amount written in words shall govern.

Add paragraph 4.1.5.1 and 4.1.5.2 as follows

4.1.5.1 A blank entry or an entry of "No Bid", "N/A" or similar entry on any alternate will cause a bid to be rejected as non responsive if that alternate is selected.

4.1.5.2 If an alternate is not selected and an entry of "No Bid", "N/A" or similar entry for the alternative is listed, this action, by itself, will not render the bid as non responsive.

Add Paragraph 4.1.8 as follows

4.1.8 The bidder shall include a signed copy of the Non-Collusion Affidavit and Contractor’s Affidavit with their bid, a copy is included in the Project Manual.

4.2 Bid Security

Delete paragraphs 4.2.1, 4.2.2, 4.2.3, and 4.2.4 and substitute the following:

4.2.1 Each bid will be accompanied by a bid security, in the amount of the base bid plus add alternates or:

4.2.2 A signed bond in the form of a certified check, cashier's check or letter of credit. The amount of the certified check, cashier's check or letter of credit shall be equal to ten (10) percent of the base bid plus add alternates or:

4.2.3 Bid guaranty and contract bond in the amount of 100 percent of the total base bid plus add alternates. If the dollar space on the bid guaranty is left blank, the penal sum will be the full amount of the base bid plus add alternates, stated in dollars and cents. A percentage is not acceptable.

4.2.4 The bond shall serve as an assurance that the bidder will, upon acceptance of the bid, comply with all conditions precedent for contract execution, within the time specified.

4.2.5 The bond must be issued by a surety authorized by the Department of Insurance to transact business in Indiana. The bond must be issued by a surety capable of demonstrating a record of competent underwriting, efficient management, adequate reserves, and sound investments. These criteria will be met if the surety currently has an A.M. Best Company Policy Holders Rating of "A+", "A" or "A-" or better and has or exceeds the Best Financial Size Category of Class VII. The bond must be signed by an authorized agent, with Power of Attorney, from a surety.

4.2.6 Bond will be returned to all unsuccessful bidders after contract is awarded. If used, a certified check, cashier's check or letter of credit will be returned to the successful bidder upon providing the bond.

4.2.7 If for any reason, other than as authorized by Article 4.4, Modifications or Withdrawal of Bid, the bidder fails to enter into a contract, and the owner awards the contract to the next lowest responsive and responsible bidder, the bidder who failed to enter into a contract shall be liable to the owner for the difference between the bidder's bid and the bid of the next lowest responsive and responsible bidder, or for a penal sum not to exceed (10) percent of the bid amount, whichever is less.

4.3 Submission of Bids

Add Paragraph 4.3.1.1 as follows

4.3.1.1 Bids shall be submitted on Bid Form included in Project Manual. Submit paper copies of bid(s) in duplicate.

Add Paragraph 4.3.6 as follows

4.3.6 All bids are valid for (60) days after the opening of bids. A bid may be extended thereafter upon mutual agreement, in writing, between the owner and contractor. Awards beyond the sixty (60) day period shall be reviewed for increased cost of the contract only if the cause for delay is no fault of the contractor and substantiated.

4.4 Modification or Withdrawal of Bid

Delete paragraph 4.4.3 and substitute the following:

4.4.3 A bidder may withdraw a bid from consideration after the bid opening if the bid amount was substantially lower than the amounts of other bids, providing the bid was submitted in good faith, and the reason for the bid amount being substantially lower was a clerical mistake as opposed to a judgement mistake, and was actually due to an unintentional and substantial arithmetic error or an unintentional omission of a substantial quantity of work, labor or material made directly in the compilation of the bid amount. Request to withdrawal bid must be made in writing filed with the owner and architect within two business days after conclusion of the bid opening.

Article 5 Consideration of Bids

5.2 Rejection of Bids

Add paragraphs 5.2.1, 5.2.2 and 5.2.3 as follows

5.2.1 If the lowest Bidder is not responsive or responsible, the Owner shall reject such bid and shall notify the Bidder the reasons for the finding.

5.2.2 A Bidder notified that he is not responsive or responsible may object to the Owner's decision by filing a written request for reconsideration, which must be received by the Owner within five (5) days of the date of the notice from the Owner.

5.2.3 Upon receipt of a timely request, the Owner shall meet with the Bidder to listen to the Bidder's objections.

a) No award of contract shall become final until the Owner has met with all Bidders who have filed timely request for reconsideration.

b) If all request for reconsideration are rejected in the Owner's discretion, the award of contract shall become final, or the Owner, in its discretion, may reject all bids.

c) If a request for reconsideration is not rejected, any procedures for the determination of the lowest responsible Bidder that have not already been completed concerning the applicable Bidder shall be completed. Following the completed procedures and evaluation of the Bidder, the Bidder will be notified of the findings.

5.3 Acceptance of Bid (Award)

Add paragraphs 5.3.1.1, 5.3.1.2 and 5.3.1.3

5.3.1.1 The contract will be awarded to the lowest responsive and responsible bidder.

5.3.1.2 In determining the lowest Bidder, the owner shall consider the base bid and any selected alternates which the owner determines to accept. The Owner shall have the right to select alternates in any combinations. The lowest bidder will be based on the lowest base bid plus selected alternates, and may result in an award to a Bidder other than the Bidder that submitted the lowest base bid. Voluntary alternates will not be considered in determining the lowest amount.

5.3.1.3 The Bidder acknowledges that although there is an estimate for the cost of the Project, the market conditions may and frequently do result in the estimate being different from the sum of the bids received, either higher or lower. The Bidder understands that the Owner has included alternates, which include deduct and add alternates, to give flexibility in building the Project with funds available. The Bidder further understands and acknowledges that the use of add and deduct alternates is a long held customary practice in the construction industry in the State of Indiana. The Bidder also acknowledges that the Owner will not make a decision about what alternates on which to base the award of contracts until the bids are received, and the Owner can compare its available funds with the base bids and the cost or savings from selecting different alternates.

Delete paragraph 5.3.2 and substitute the following

5.3.2 Subject to the right of the owner to reject each and every bid, the owner will determine the lowest responsive bid by taking into consideration not only the amount of the bid but such of the following criteria as it, in its discretion, deems appropriate and may give such weight thereto as it deems appropriate in determining the responsibility of the bidder:

The bidder’s financial ability to complete the contract.

The bidder’s experience with projects of similar size and scope and more complex projects.

The conduct and performance of the bidder on previous contracts completed in a timely manner.

The bidders facilities and equipment.

The adequacy, in numbers and experience, of the bidders work force to complete the contract successfully on time and on budget.

The ability of the bidder to execute the contract properly.

The evaluation of the bid substantially below the median of other bids.

Add paragraphs 5.3.3, 5.3.4 and 5.3.5

5.3.3 The Owner shall obtain from the lowest Bidder any information the owner deems appropriate to the consideration of factors showing responsibility. The failure to submit requested information on a timely basis may result in the determination that the bidder is not responsible.

5.3.4 The Bidder authorizes the Owner and its representatives to contact owners, construction managers, contractors, and design professionals on projects on which the Bidder has worked and authorizes and requests such owners, construction managers, contractors, and design professionals to provide a candid evaluation of Bidder's performance. By submitting a bid, the Bidder agrees that if he or any person at his urging, directly or indirectly, brings action against any of such owners, construction managers, contractors, and design professionals or their employees as a result of or related to such candid evaluation and such action is not successful, the Bidder will reimburse such owners, design professionals and/or their employees for all legal fees and expenses incurred by them that are related to such legal action, including the cost of collection. This obligation is expressly intended for the benefit of such owners, construction managers, contractors, design professionals and their employees.

5.3.5 The number of consecutive calendar days required to complete the work shall be considered by the owner in determining the lowest and responsive bidder.

Article 7 Performance Bond and Payment Bond

7.1 Bond Requirements

Delete paragraphs 7.1.1, 7.1.2, 7.1.3, 7.1.4 and substitute the following:

7.1.1 The bidder shall furnish bonds covering the faithful performance of the contract and payment of all obligations arising thereunder.

7.1.2 Prior to award of contract, successful bidders who provided a cashier’s check, certified check or letter of credit as bid security shall submit a contract bond in the form of a performance and payment bond in an amount equal to 100% of the contract sum.

The performance and payment bond must be signed by an authorized agent of an acceptable surety bonding company and by the bidder. Bond must be issued by a surety company authorized by In Department of Insurance to transact business in the State of Indiana. The bond shall be issued by a surety company which can adequately demonstrate a record of competent underwriting, efficient management, adequate reserves and soundness of investments. These criteria will be met if the surety currently has an A.M. Best Company Policyholder Rating of "A+", "A", or "A-" or better and has or exceeds the Best Financial Size Category of Class VII.

7.1.4 Bond must be countersigned by an Indiana resident agent if bond is issued by an out-of-state agent.

7.1.5 Performance and payment bond must be supported by credentials showing power of attorney and corporate seals to each copy.

Bonds shall remain in effect for 12 months after date of substantial completion is issued by the owner. Certificate by bonding company of compliance is required prior to final acceptance of project.

END OF SECTION

SECTION 00 41 13 - BID FORM

THE PROJECT AND THE PARTIES

TO:

New Castle Community School Corporation
322 Elliott Avenue, New Castle, IN 47362

FOR:

Project: 26059.00 New Castle CSC Turf Softball Field

Project Number: 26059.00
2200 South Main Street, New Castle, IN 47362

DATE: _____ (Bidder to enter date)

SUBMITTED BY:

Bidder's Full Name: _____

Address: _____

City, State, Zip: _____

Telephone:_____

Fax No.: _____

E-mail: _____

OFFER

Having examined the Place of The Work and all matters referred to in the Instructions to Bidders and the Contract Documents prepared by Garmann/Miller & Associates Inc. for the above mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the Sum of:

Item 1 - Contract A, General Construction - Base Bid:

_____

_____ dollars

All Cash and Contingency Allowances described in Section 01 21 00 are included in the Bid Sum.

Item 1a - Alternate 01 - 30'-0" Flagpole:

If Alternate 01 is accepted, add:

_____

_____ dollars

Item 1b - Alternate 02 - 6'-0" Height Perimeter Fencing:

If Alternate 02 is accepted, add:

_____

_____ dollars

Item 1c - Alternate 03 - Sidewalk in lieu of grass:

If Alternate 03 is accepted, add:

_____

_____ dollars

Item 1d - Alternate 04 - 3 Compartment Sink and Grease Trap:

If Alternate 04 is accepted, add:

_____

_____ dollars

Item 1e - Alternate 05 - Building Signage:

If Alternate 05 is accepted, add:

_____

_____ dollars

Item 1f - Alternate 06A - Shade structures between concession and dugouts:

If Alternate 06A is accepted, add:

_____

_____ dollars

Item 1g - Alternate 06B - Shade structures beyond dugouts:

If Alternate 06B is accepted, add:

_____

_____ dollars

Item 1h - Alternate 07 - Concrete Softball Bollards:

If Alternate 07 is accepted, add:

_____

_____ dollars

Item 1i - Alternate 08 - Sound System:

If Alternate 08 is accepted, add:

_____

_____ dollars

Item 1j - Alternate 09 - Labor for Installation of Owner Supplied Turf:

If Alternate 09 is accepted, add:

_____

_____ dollars

We have included the Bid Bond or security deposit as required by the Advertisement, Notice to Bidders, Instructions to Bidders.

This is a Tax Exempt Project.

Builders Risk Insurance is to be furnished by the Owner.

ACCEPTANCE

This offer shall be open to acceptance and is irrevocable for sixty days from the bid closing date.

If this bid is accepted by Owner within the time period stated above, we will:

Execute the Agreement within ten (10) days of receipt of Notice of Award.

Commence work within ten (10) days after written Notice to Proceed of this bid.

If this bid is accepted within the time stated, and we fail to commence the Work or we fail to provide the required Bond(s), the security deposit shall be forfeited as damages to Owner by reason of our failure, limited in amount to the lesser of the face value of the security deposit or the difference between this bid and the bid upon which a Contract is signed.

In the event our bid is not accepted within the time stated above, the required security deposit shall be returned to the undersigned, in accordance with the provisions of the Instructions to Bidders; unless a mutually satisfactory arrangement is made for its retention and validity for an extended period of time.

CONTRACT TIME

Owners desired start date: November 16, 2026

Owners desired completion date: February 26, 2027

If this Bid is accepted, we will:

Complete the Work by February 26, 2027 or at an earlier date of _____ (Bidder to enter completion date or time frame prior to completion date listed.)

UNIT PRICES

The following are Unit Prices for specific portions of the Work as listed. The following is the list of Unit Prices:

Contaminated Soils:

Tested Contaminated:

$_____ Per Cubic Yard

Tested Uncontaminated:

$_____Per Cubic Yard

Unsuitable Soils:

Excavated Material:

$_____Per Cubic Yard

Concrete Fill:

$_____Per Cubic Yard

Controlled Density Fill:

$_____Per Cubic Yard

The Owner, Architect, and Contractor must agree to all Unit Prices prior to the award of contract. Lack of agreement of Unit Prices is grounds for rejection of bid.

ADDENDA

The following Addenda have been received. The modifications to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.

Addendum # _____ Dated _____.
Addendum # _____ Dated _____.
Addendum # _____ Dated _____.
Addendum # _____ Dated _____.
Addendum # _____ Dated _____.
Addendum # _____ Dated _____.

BID FORM SUPPLEMENTS

Bid Bond

Noncollusion Affidavit

Contractor's Affidavit

BID FORM SIGNATURE(S)

_____

(Bidder - print the full name of your firm)

was hereunto affixed in the presence of:

_____

(Authorized signing officer)

_____

(Authorized signing officer, Title)

SEALED SUBMISSION:

Bid is to be submitted in Duplicate at the following location:

New Castle Community School Corporation
322 Elliott Avenue
New Castle, IN 47362

Bid is to be submitted in a sealed envelope containing bid and bid form supplements and addressed as follows:

Prime Contract Bid for the project:
26059.00 New Castle CSC Turf Softball Field
2200 South Main Street, New Castle, IN 47362

END OF BID FORM